BILL GARRETT, Davidson County
Trans:T20170041644 DEEDWARRSP
Recvd: 05/16/17 13:22 3 pgs
Fees:18.00 Taxes:586.45
20170516-0048550

This Instrument Prepared By:
TITLE ESCROW OF BRENTWOOD, INC.
5111 Maryland Way, Ste. 205
Brentwood, TN 37027
(615)221-0032

ADDRESS NEW OWNER:
Gary D. Hyde, et al
1503 Candlelit Cove
Mt. Juliet, TN 37122

SEND TAX BILL:
Gary D. Hyde, et al
1503 Candlelit Cove
Mt. Juliet, TN 37122

MAP AND PARCEL:
064120A31800CO

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 158,500.00.

AFFIANT

Subscribed and sworn to before me this 15th day of May, 2017.

NOTARY PUBLIC

My Commission Expires: 10/12/19

ANN B. WADDELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable considerations accepted, the receipt and sufficiency of which is hereby acknowledged, **Peggy D. Mathes, Administrator of the Estate of Gayle J. Squires a/k/a Gayle A. Squires,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 16P-1872, has this day bargained and sold, and do hereby transfer and convey unto **Gary D. Hyde and wife, Jeanne M. Hyde**, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION, INCORPORATED HEREIN

This is improved property known as 318 Thunder Place, Nashville, TN 37076.

And now **Peggy D. Mathes, Administrator of the Estate of Gayle J. Squires a/k/a Gayle A. Squires,**. for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby convey all of their interest unto the said **Gary D. Hyde and wife, Jeanne M. Hyde**, their heirs and assigns, forever; and Grantor(s) covenant with the said Grantee(s) that the same is conveyed subject to such limitations and restrictions as may affect the premises. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 15th day of May, 2017.

Estate of Gayle J. Squires

By: Peggy D Mathes, Adm
Peggy D. Mathes, Administrator

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Peggy D. Mathes,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she as **Administrator of the Estate of Gayle J. Squires a/k/a Gayle A. Squires,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 16P-1872. the bargainor, and as such Administrator, being so authorized by said court, executed the within Deed for the purposes therein contained.

Witness my hand and official seal this the 15th day of May, 2017.

A B Waddell
NOTARY PUBLIC

ANN B. WADDELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 10/12/19

EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 2017-028

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 318 of Fox Run Condominiums, Section Revision - Part of Section 2 and First Revision - Part of Section 1, as of record in Book 6250, page 118, Register's Office for said County, to which reference is hereby made for a more complete and accurate description of said unit.

The premises herein conveyed is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as same is set out in Section 66-27-101 et seq., of the Tennessee Code Annotated, and is subject to the provision and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone, cable and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Fox Run Condominiums of record in Book 4956, page 582, amended in Book 5895, page 516, Book 5936, page 301, and Book 6370, page 817, By-Laws in Book 4956, page 590, amended in Book 5174, page 60, Book 5548, page 852, Book 5564, page 582, Book 5896, page 1, and Instr. No. 20120620-0053936, said Register's Office.

Being the same property conveyed to Gayle J. Squires, unmarried, by deed from Bessie J. Williams, unmarried, dated 4/29/05, of record in Instr. No. 20050504-0050226, Register's Office for Davidson County, Tennessee. Gayle J. Squires died on 11/24/15. Affidavit of Heirship named Sarah Elizabeth Squires as her only heir as set out in Instr. No. 20161117-0121423, said Register's Office. Pursuant to an Order of the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 16P-1872 declared Gayle A. Squires Estate insolvent and so ordered the property to be brought into the Estate and sold by the Administrator of record in Instr. No. 20170516-0048549 said Register's Office. Peggy D. Mathes was appointed as the Administrator of the Estate.

Gayle J. Squires is one and the same person as Gayle A. Squires and Gayle Ann Squires.

This conveyance is subject to 2017 taxes, prorated and assumed by the Grantees; all matters as set out on the plan of record in Book 6250, page 118, said Register's Office; to all matters as set out in the Master Deed, By-laws and amendments thereof.

Property is sold as is.